

KANAB PLANNING COMMISSION MEETING

JANUARY 20, 2015

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trujillo, Joan Thacher, Arlon Chamberlain, Stuart Allan, Mike Downward, Byard Kershaw, Jeff Yates, Gary McBride Business Land Use Coordinator, Jeff Stott of Kanab City Legal Council, Representative Kent Burggraaf for the City Council, and Secretary Katherine Ohlwiler.

MEETING STARTED AT 6:30 PM

APPROVAL OF MINUTES: Byard Kershaw made a motion to approve the minutes of January 6, 2015 with the amended changes. Jeff Yates 2nd the motion. Motion passed unanimously.

PUBLIC COMMENT: Kody Young recommended to the Commission that they take a look at section 6.2 of the ordinance on the parking stall measurements.

Francis Battista is concerned and worried about properties that offer nothing to the community. He would like to see Kanab become a destination and he would like the Planning Commission to consider that character of the community.

Jim Page says he's recently been appointed as the Chairman of the Beautification Committee and wanted to make a presence to this meeting. He said that the Planning Commission meeting minutes have not been posted since October. He also wondered if the Planning Commission had enough time to review the site plan for each of the hotels. Kent Burggraaf explained that the Planning Commission couldn't review anything without it being on the agenda.

Jim Baker was concerned for the Conditional Use Permit being presented to the Neagle Choice group. He explained that he has no personal angst against them but he wanted to voice his opinion. When he opened his garage he was held to the letter to make sure everything was done legally. He explained that five garages after he was established weren't held to the same standards as he was even though that the City's ordinances say they must be. He believes this has put him to a competitive disadvantage against the other businesses of like kind in town.

Louis Pratt supports the Hampton Inn. He'd like to see something done with that property.

Ben Clarkson wonders about the height restriction for the Hampton Inn. He's concerned that how far the Hampton Inn lines with the property will put his property in the shadow.

Matt Brown thinks the developer could use a specific program to solve all the issues of what the building will look like and every detail to make it a lot easier for the Commission and the public to review.

Caralee Woods would like something put online so the public can review the agenda items without having to track them down.

NEAGLE CHOICE CONDITIONAL USE PERMIT FOR GARAGE/VEHICLE REPAIR USE IN C-2 ZONE: Staff did receive and review the application for Conditional Use and was informed that it is in an existing building but they are expanding the range of services so that it'd be reclassified as a garage/vehicle repair shop. Staff recommends the Conditional Use Permit (CUP) is granted with the one condition that the applicant complies with Utah DEQ and other state and federal standards for storage and disposal of materials. Making the findings that are spelled out in chapter 8 of the Land Use Ordinance and the following four findings:

1. The proposed use is necessary and desirable and will contribute to the general well being of the community.
2. The use will not be detrimental to the health, safety or welfare of residents residing in or visiting the community.
3. That the proposed use will comply with the regulations of Land Use Ordinance.
4. That the proposed use is in harmony with the intent and purpose of the Kanab City General Plan.

Jeff Yates made a motion to approve the findings in the proposed CUP. Byard Kershaw 2nd the motion. Motion passed unanimously.

Mike Downward made a motion to approve the Conditional Use Permit for the use of the service station as a vehicle repair shop as proposed by Neagle Choice with the condition listed above and with the findings that were already approved. Byard Kershaw 2nd the motion. Motion passed unanimously.

KODY YOUNG (HAMPTON INN) CONDITIONAL USE PERMIT FOR BUILDING HEIGHT: Kody Young is looking to get a three foot variance for the parapet wall. Jeff Yates made a motion to approve the CUP with the same four findings listed above with the condition being limited to a three feet variance for the parapet wall as per plan. Arlon Chamberlain 2nd the motion. Motion passed as follows Jeff Yates, Arlon Chamberlain, Stuart Allan, Byard Kershaw and Mike Downward. Joan Thacher opposed.

RICHARD MEYERS (COMFORT INN) SITE PLAN REVIEW: Mike Downward recused himself from this agenda item. Levi Stewart recommended that no action be taken because there wasn't enough site plan review. Arlon Chamberlain made a motion to postpone the site plan review for the Comfort Suites. Joan Thacher 2nd the motion. Motion passed unanimously.

STAFF REPORT: Staff will need to review and change the ordinance regarding the parking stall size.

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIASON REPORT: Kent Burggraaf explained he is going to meet with staff and see about fixing some concerns that were raised by the public.

Jeff Yates made a motion to adjourn.

Chairman

Date